

**Title 27**  
**DEVELOPMENT PERMIT FEES**

**UPDATED: August 5, 2015**

**Chapters:**

- 27.02 PURPOSE - GENERAL PROVISIONS**
- 27.04 DEFINITIONS**
- 27.06 PREAPPLICATION AND COUNTER SERVICE FEES**
- 27.10 FEES**
- 27.36 ZONING AND LAND USE PERMIT**
- 27.44 SCHOOL IMPACT FEES**
- 27.46 URBAN PLAN DEVELOPMENT PERMIT FEES**
- 27.50 APPEALS - PROJECT MANAGEMENT PROGRAM PERMIT FEE ESTIMATES**

**27.02 PURPOSE - GENERAL PROVISIONS**

**Sections:**

- 27.02.010 Purpose.
- 27.02.015 Relationship to Comprehensive Plan and Growth Management Act.
- 27.02.020 General provisions.
- 27.02.025 Rules.
- 27.02.030 Fees - due dates - late penalty - insufficient funds charge.
- 27.02.040 Fee waivers.
- 27.02.050 Fee assessment.
- 27.02.060 Refunds.
- 27.02.090 Expedited review fee.
- 27.02.100 General service fee.
- 27.02.110 Contract fees.
- 27.02.190 Hourly rates for fees.
- 27.02.1905 Fees surcharge - K.C.C. chapters 27.06 and 27.10 - use exceptions - applicability expiration (expires January 1, 2017).
- 27.02.201 Fee schedule - availability.
- 27.02.210 Deposits.
- 27.02.220 Disaster response expenditures.
- 27.02.230 Regional motor sports facility master planning demonstration project – compensation to county – costs – rates.

**27.02.010 Purpose.** The purpose of this title is: to prescribe equitable fees and fee collection for all permitting and environmental review services provided by the department of permitting and environmental review; and to prescribe school impact fees to cover the proportionate share of the cost of new school facilities needed to serve new growth and development. (Ord. 17682 § 2, 2013: Ord. 13332 § 55, 1998: Ord. 10662 § 42, 1992).

**27.02.015 Relationship to Comprehensive Plan and Growth Management Act.** This title of the King County Code is hereby enacted to be consistent and implement the comprehensive plan in accordance with RCW 36.70A. (Ord. 11623 § 1, 1994).

**27.02.020 General provisions.** This chapter deals with provisions general to the administration of this title and includes late penalties, fee waivers, fee assessments, refunds, expedited review fees and general services. (Ord. 17682 § 3, 2013: Ord. 17224 § 2, 2011: Ord. 11141 § 37, 1993: Ord. 10662 § 43, 1992).

**27.02.025 Rules.** The department shall adopt public rules pursuant to K.C.C. chapter 2.98 to implement this title. (Ord. 15946 § 2, 2007: Ord. 14683 § 4, 2003).

**27.02.030 Fees - due dates - late penalty - insufficient funds charge.**

A. Fees are due and payable at the time of application for service or the due date stated on the department's invoice.

B. A late penalty payment equal to one percent of the delinquent unpaid balance, compounded monthly, shall be assessed on any delinquent unpaid balance.

C. The department shall charge an insufficient funds charge of thirty-five dollars. (Ord. 16959 § 2, 2010: Ord. 15957 § 1, 2007: Ord. 15946 § 3, 2007: Ord. 10662 § 44, 1992).

**27.02.040 Fee waivers.** The director shall have the discretion to waive all or a portion of the fees administered by the department and required pursuant to this title, provided, the waiver is warranted in the director's judgment. Any fee waiver shall be in writing and shall state a compelling need or public purpose to be served by the waiver. The need or purpose must be consistent with standards established pursuant to K.C.C. chapter 2.98. (Ord. 15946 § 4, 2007: Ord. 13332 § 56, 1998: Ord. 11141 § 38, 1993: Ord. 10662 § 45, 1992).

**27.02.050 Fee assessment.** Unless otherwise required by this title, development permit and environmental review fees shall be assessed at the fee rate in effect at the time the fee is assessed. (Ord. 16959 § 3, 2010: Ord. 10662 § 46, 1992).

**27.02.060 Refunds.**

A. Fixed fees are refundable in proportion to the amount of work performed as of the date of application or permit withdrawal or cancellation by the applicant if, within sixty days after the date that fixed fees were paid, the applicant or permit holder in writing withdraws, cancels or otherwise terminates the application or permit and requests a refund

B. The department may refund a fee that has been paid but waived.

C. Fees will only be refunded to the applicant of record.

D. The department shall adopt public rules in accordance with K.C.C. chapter 2.98 providing for refunds of fees associated with the appeal, when an applicant is the substantially prevailing party in an administrative appeal. (Ord. 17923 § 2, 2014: Ord. 17224 § 3, 2011: Ord. 16959 § 4, 2010: Ord. 13332 § 57, 1998: Ord. 10662 § 47, 1992).

**27.02.090 Expedited review fee.**

A. The fee for expedited review shall be one hundred fifty percent of the regular review fee, and shall be charged in lieu of the regular review fee set forth in this title. When services not otherwise listed in this title are expedited at customer request, the actual cost of service will be charged.

B. When building or land use inspections outside regular business hours are required by the construction schedule or otherwise requested by a permit holder, excluding inspections for fireworks stands, fireworks displays and other special events, the overtime labor cost of county personnel shall be charged in addition to the regular inspection fees. (Ord. 17923 § 3, 2014: Ord. 17682 § 4, 2013: Ord. 17224 § 5, 2011: Ord. 13332 § 60, 1998: Ord. 11141 § 39, 1993).

**27.02.100 Fee for services without specified fees.** The department may charge a fee to recover the actual cost of providing services for which fees are not otherwise listed in this title or for which the fees listed in this title do not recover the actual cost. (Ord. 17682 § 5, 2013: Ord. 17453 § 3, 2012: Ord. 17224 § 6, 2011: Ord. 14683 § 36, 2003: Ord. 13996 § 11, 2000: [Ord. 13664 § 12, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 61, 1998: Ord. 11141 § 40, 1993).

**27.02.110 Contract fees.** In addition to the fees required for review, processing or inspection by the department, the department is authorized to charge an applicant for the cost charged by a department-hired contractor that reviews or processes an application or provides inspection or other required services. (Ord. 17923 § 4, 2014: Ord. 17453 § 4, 2012: Ord. 11141 § 41, 1993).

**27.02.190 Hourly rates for fees.** The department's current hourly rate shall be assessed under this title at a rate of one hundred eighty-four dollars and eighty cents per hour. (Ord. 17923 § 5, 2014: Ord. 17453 § 7, 2012: Ord. 17224 § 10, 2011: Ord. 16959 § 12, 2010: Ord. 15957 § 4, 2007: Ord. 14683 § 38, 2003: Ord. 14683 § 5, 2003: [Ord. 13664 § 2, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 9, 1998).

**27.02.1905 Fees surcharge - K.C.C. chapters 27.06 and 27.10 - use exceptions - applicability expiration (expires January 1, 2017).**

A. Except as otherwise provided in subsection B. of this section, the department shall assess a surcharge of four and sixty-three hundredths percent on all fees established in K.C.C. chapters 27.06 and 27.10. The surcharge shall only be used to provide funding for:

1. The department's undesignated fund balance for working capital in order to achieve an undesignated fund balance of forty-five days of operating and maintenance expenses.

2. Customer service enhancements to the department's permitting processes and systems.

B. The following fees shall not be subject to the surcharge established in subsection A. of this section:

1. Road variance review under K.C.C. 27.10.070.A;
2. Stormwater facility engineering review under K.C.C. 27.10.082;
3. Road engineering review under K.C.C. 27.10.084;
4. Road constructability review under K.C.C. 27.10.085;
5. Stormwater facility constructability review under K.C.C. 27.10.087;
6. Flood hazard certification review under K.C.C. 27.10.130.D;
7. Stormwater facility site inspection under K.C.C. 27.10.385;
8. Road construction inspection under K.C.C. 27.10.395; and
9. Financial guarantee monitoring and administration under K.C.C. 27.10.570

C. The surcharge amount shall be rounded to the nearest whole dollar for each fee that is a whole dollar amount.

D. The surcharge applies to fee assessments made between January 1, 2015, and December 31, 2016.

E. This section expires on January 1, 2017. (Ord. 17923 § 6, 2014: Ord. 17224 § 11, 2011: Ord. 16959 § 12, 2010).

**27.02.201 Fee schedule - availability.** The department shall make available for inspection, review and copying by the public a fee schedule of its current fees in both written and electronic form. The department shall also post the fee schedule on the department's website. (Ord. 16959 § 13, 2010).

**27.02.210 Deposits.** The department may require a deposit for incremental fees for requested or required services at the time an application is accepted or a permit is issued or extended. The deposit shall not exceed the estimated cost of the services for which the deposit is collected. Moneys remaining on deposit upon completion or cancellation of service shall be refunded to the applicant. (Ord. 17682 § 6, 2013: Ord. 17224 § 12, 2011: Ord. 14683 § 39, 2003: Ord. 13332 § 63, 1998).

**27.02.220 Disaster response expenditures.** Expenditures drawn from the permitting and environmental review (DES\*) fund for disaster response, which are not recovered through the assessment of fees or reimbursement from the Federal Emergency Management Administration (FEMA), shall be reimbursed to the DES\* fund

by the current expense fund within twelve months of when the expenses were incurred. (Ord. 17420 § 130, 2012: Ord. 14238 § 32, 2001).

**\*Reviser's note: The acronym should be "PER."**

**27.02.230 Regional motor sports facility master planning demonstration project – compensation to county – costs – rates.**

A. The application for a master planning demonstration project under K.C.C. 21A.55.105 shall be subject to the fee provisions of this title. King County shall be compensated for all costs incurred by King County related to the review and monitoring of the demonstration project, including, but not limited to, costs for the:

1. Review of the master planning application;
  2. Review of environmental documents submitted to the department by the consultant selected in accordance with Ordinance 17287, Section 5;
  3. Preparation and issuance of the department-recommended development and operating agreement;
  4. Issuance of public notices;
  5. Conduct of meetings;
  6. Response to public inquiries related specifically to such notices and meetings;
- and
7. Monitoring of the approved development and operating agreement.

B. The review costs for permit applications and studies related to specific development proposals consistent with the development and operating agreement shall be governed by this title.

C. The costs from the consultant selected in accordance with Ordinance 17287, Section 5, and billed to the department shall be paid by the applicant and shall be governed by this title. (Ord. 17682 § 7, 2013: Ord. 17287 § 3, 2012).

**27.04 DEFINITIONS**

**Sections:**

27.04.001	Agricultural activity.
27.04.002	Agricultural building.
27.04.003	Building official.
27.04.004	Closed record hearing.
27.04.005	Department.
27.04.010	Development permits.
27.04.015	Director.
27.04.025	Impact fee.
27.04.028	Environmental review.
27.04.040	Permit fee.
27.04.043	Project managed.
27.04.045	Program management program.
27.04.047	Substantial prevailing party.
27.04.050	Valuation.

**27.04.001 Agricultural activity.**

A. Located on an existing farm on RA-zoned property for which the property owner has a current farm plan developed in conjunction with the King Conservation District or on lands within the agricultural production district; and

B. Related to the following agricultural purposes:

1. The storage, maintenance or repair of farm machinery and equipment;
2. The raising, harvesting and selling of crops;
3. The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;
4. Dairying and the sale of dairy products;
5. Any other agricultural or horticultural use or animal husbandry, or any combination thereof, including the preparation, storage, processing or sale of agricultural products raised on the farm for human use and animal use;
6. Processing, treatment, packaging, and sale of agricultural products;

7. Stabling or training equines; or
8. Equine riding lessons and training clinics. (Ord. 17224 § 13, 2011).

**27.04.002 Agricultural building.** "Agricultural building" means a structure, other than a dwelling, that is:

- A. Located on an existing farm on RA-zoned property for which the property owner has a current farm plan developed in conjunction with the King Conservation District or on lands within the agricultural production district; and
- B. Used in the operation of the farm for:
  1. The storage, maintenance or repair of farm machinery and equipment;
  2. The raising, harvesting and selling of crops;
  3. The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;
  4. Dairying and the sale of dairy products;
  5. Any other agricultural or horticultural use or animal husbandry, or any combination thereof, including the preparation, storage, processing, or sale of agricultural products raised on the farm for human use and animal use;
  6. Processing, treatment, packaging, and sale of agricultural products;
  7. Stabling or training equines; or
  8. Equine riding lessons and training clinics. (Ord. 17224 § 14, 2011).

**27.04.003 Building official.** "Building official" means the director of the department of permitting and environmental review or the director's designee. (Ord. 17420 § 131, 2012: Ord. 13332 § 14, 1998).

**27.04.004 Closed record hearing.** "Closed record hearing" means an administrative appeal to the hearing examiner of a departmental decision when the appeal is on the record with no new evidence or information allowed to be submitted and only appeal argument allowed. The record shall consist solely of a complete set of the documents relating to the facts of the department's decision. (Ord. 16026 § 5, 2008).

**27.04.005 Department.** "Department" means the department of permitting and environmental review. (Ord. 17420 § 132, 2012: Ord. 14683 § 6, 2003: Ord. 10662 § 51, 1992).

**27.04.010 Development permits.** "Development permits" mean all permits, reviews, and approvals administered by the department of permitting and environmental review including, but not limited to, right-of-way use permits, grading permits, building permits, fire code permits, subdivisions, short subdivisions, binding site plans, planned unit developments, zoning permits, master plan development permits, current use permits, boundary line adjustments, and environmental review and shoreline permits. (Ord. 17420 § 133, 2012: Ord. 16959 § 14, 2010: Ord. 10662 § 53, 1992: Ord. 8330 § 31, 1987).

**27.04.015 Director.** "Director" means the director of the department of permitting and environmental review or his/her designee. (Ord. 17420 § 134, 2012: Ord. 10662 § 52, 1992).

**27.04.025 Impact fee.** "Impact fee" means a payment of money authorized by state law and county ordinance to be imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development. Impact fees include but are not limited to roads mitigation payment fees and school impact fees. "Impact fees" do not include fees imposed to cover the costs of processing applications, inspecting and reviewing plans or other information required to be submitted for purpose of evaluation of an application, or inspecting or monitoring development activity. (Ord. 10162 § 22, 1991).

**27.04.028 Environmental review.** "Environmental review" means all permits, reviews, and approvals administered pursuant to K.C.C. 20.44. (Ord. 10662 § 50, 1992).

**27.04.040 Permit fee.** "Permit fee" means a payment of money imposed upon development as a condition of application for or approval of development to cover the costs of processing applications, inspecting and reviewing plans or other information required to be submitted for purpose of evaluation of an application, or inspecting or monitoring development activity. (Ord. 10162 § 23, 1991).

**27.04.043 Project managed.** "Project managed" refers to a permit or approval that the department reviewed under the project management program. (Ord. 16026 § 8, 2008).

**27.04.045 Project management program.** "Project management program" means the program within the department that provides fee estimates and enhanced oversight on projects that are large or complex, and are subject to hourly permit fees. (Ord. 16026 § 7, 2008).

**27.04.047 Substantial prevailing party.** A permit applicant is the "substantial prevailing party" in an appeal under this title if the hearing examiner orders a reduction of the fee estimate, estimate revision or billings that is fifty percent or more of the cumulative sum that the applicant disputed before the examiner. Otherwise, the department is the "substantial prevailing party." (Ord. 16026 § 6, 2008).

**27.04.050 Valuation.** "Valuation" means the determination of value made by the building official or the building official's designee using current valuation tables published by the International Code Council or other current nationally recognized standards. The valuation includes the total value of all construction work for which the permit is issued, including all finish work, painting, roofing, electrical, plumbing, heating, ventilation and air conditioning, elevators, fire systems and any other permanent fixtures. (Ord. 17682 § 8, 2013: Ord. 16959 § 15, 2010: Ord. 15957 § 5, 2007: Ord. 13996 § 2, 2000: [Ord. 13664 § 3, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 15, 1998).

## **27.06 PREAPPLICATION AND COUNTER SERVICE FEES**

### **Sections:**

27.06.005 Purpose.

27.06.010 Preapplication conferences - credit - presubmittal project review - zoning certification letters.

**27.06.005 Purpose.** The purpose of this chapter is to establish fees for preapplication submittal services and processing. (Ord. 17682 § 9, 2013: Ord. 17453 § 8, 2012: Ord. 17224 § 15, 2011: Ord. 14683 § 40, 2003: Ord. 13332 § 3, 1998).

**27.06.010 Preapplication conferences - credit - presubmittal project review - zoning certification letters.**

A.

A. A nonrefundable fee shall be charged for preapplication conferences as follows:

1. Already built construction for residential use: \$588.00
2. Already built construction for commercial use: \$2,353.00
3. Agricultural building or agricultural activity - per department staff participant: \$294.00
4. Other - per staff participant from the department of permitting and environmental review: \$588.00
5. Other - per staff participant from the department of transportation: \$686.00

6. Other - per staff attendee from the department of natural resources and parks: \$686.00

B. The preapplication conference fee under subsection A. of this section shall be credited against any required application or permit fees for a subsequent permit application to address work commenced without permits.

C. A nonrefundable fee of three hundred ninety-two dollars shall be charged for presubmittal project review for development proposals that do not require a preapplication conference. If the application fees are paid within one hundred eighty days after payment of the presubmittal project review fee, the nonrefundable fee for presubmittal project review shall be credited against fees due at submittal of an application.

D. The fee for a zoning certification letter confirming an existing zoning designation or development rights is one hundred ninety-six dollars. The fee for zoning certification requiring historic research or review of other information is five hundred eighty-eight dollars. (Ord. 17923 § 7, 2014: Ord. 17682 § 10, 2013: Ord. 17453 § 9, 2012: Ord. 17224 § 16, 2011: Ord. 16959 § 16, 2010: Ord. 14683 § 41, 2003: Ord. 13332 § 4, 1998).

## **27.10 FEES**

### **Sections:**

- 27.10.010 Plan review - applicability.
- 27.10.020 Plan review - resubmittal or revision - agricultural building permit application.
- 27.10.030 Building review - mechanical systems - resubmittal or revision.
- 27.10.035 New single family dwellings - construction - applications review, inspecting or extending permits.
- 27.10.037 Existing single family dwelling construction of additions or alterations - applications review, inspecting or extending permits.
- 27.10.045 Fire code review.
- 27.10.050 Fire systems and tank reviews.
- 27.10.060 Zoning compliance review - critical areas excepted.
- 27.10.070 Zoning variance requests review.
- 27.10.075 Temporary noise variance request review.
- 27.10.080 Site engineering review.
- 27.10.082 Stormwater engineering and document review.
- 27.10.084 Road engineering review.
- 27.10.085 Road constructability review.
- 27.10.087 Stormwater facilities constructability review.
- 27.10.090 Grading or clearing site plan review.
- 27.10.130 Critical areas review, inquiries and designation.
- 27.10.150 Environmental checklist review, preparation of threshold determinations of nonsignificance and mitigated determinations of nonsignificance and supplemental reviews.
- 27.10.160 Shoreline exemption applications review - shoreline substantial development permit, conditional use permit or variance application review.
- 27.10.170 Zoning application reviews and variances.
- 27.10.180 Site-specific land use amendment.
- 27.10.190 Preliminary subdivision, short subdivision, urban planned development or binding site plan for planning, fire flow and access, survey and state Environmental Policy Act review.
- 27.10.200 Final subdivision, short subdivision, urban planned development, binding site plan, subdivisional legal description or title review, approval and resubmittal.
- 27.10.210 Separate lot recognition, subdivision exemptions, and innocent purchaser reviews.
- 27.10.220 Boundary line adjustments and lot mergers.
- 27.10.310 Construction and site development inspection - applicability.
- 27.10.320 Buildings and other construction inspection.

- 27.10.330 Structural-mechanical system inspection.
- 27.10.350 Fire system and fire tank inspections - conformance with approved plan.
- 27.10.360 Fire code review, inspections, mitigations and code enforcement.
- 27.10.380 Site development inspections, monitoring and pre-site work engineering meetings.
- 27.10.385 Site inspections and pre-site work engineering meetings for construction of storm water facilities.
- 27.10.395 Site inspections and pre-site work engineering meetings for road construction.
- 27.10.425 Investigation of work done without a required permit or approval.
- 27.10.430 Site visit or building inspection.
- 27.10.460 Condominium conversion review and inspection fees
- 27.10.510 Certification of compliance or completion.
- 27.10.550 Preissuance construction and authorization (PICA) inspections.
- 27.10.560 Address or road name changes request - no site visit.
- 27.10.570 Processing, monitoring, extending and administering the default of financial guarantees.
- 27.10.580 Permit processing, clerical services and contractor certification.

**27.10.010 Plan review - applicability.** Plan review fees shall compensate the department for the plan review necessary to determine compliance with approved plans, adopted international codes and other county regulations. The fees shall be collected to compensate the department for the review of:

- A. Commercial and residential building permit applications under K.C.C. chapters 16.04, 16.70, 16.74, 16.78 and 17.04 and K.C.C. Titles 20 and 21A;
- B. Grading and clearing permit applications under K.C.C. chapter 16.82;
- C. Shoreline permit applications and exemptions under K.C.C. Title 25;
- D. State Environmental Policy Act compliance under K.C.C. chapter 20.44 ;
- E. Critical areas under K.C.C. chapter 21A.24;
- F. Preliminary and final subdivisions and short subdivisions under K.C.C. Title 19A;
- G. Binding site plan review under K.C.C. Title 19A;
- H. Boundary line adjustments under K.C.C. Title 19A;
- I. Variance requests, conditional use permits, zone reclassification requests, special use permits and temporary use permits under K.C.C. Title 21A;
- J. Right of way use permits under K.C.C. Title 14; and
- K. Drainage review under K.C.C. Title 9. (Ord. 17682 § 11, 2013: Ord. 16959 § 18, 2010: Ord. 15957 § 8, 2007: Ord. 13332 § 16, 1998).

**27.10.020 Plan review - resubmittal or revision - agricultural building permit application.**

A. Except as otherwise provided in this section, fees for the review of buildings and structures, including additions and modifications, shall be calculated using valuations published by the International Code Council or other current nationally recognized standards. The building official shall establish the final valuation. The fee charged shall be based on the valuation established under this subsection as follows:

Valuation	Fee
1. \$1.00 to \$500.00	\$20.35
2. \$500.01 to \$2,000.00	\$20.35 for the first \$500.00 plus \$2.70 for each additional \$100.00, or fraction thereof, to \$2,000.00
3. \$2,000.01 to \$25,000.00	\$60.85 for the first \$2,000.00 plus \$10.85 for each additional \$1,000.00, or fraction thereof, to \$25,000.00
4. \$25,000.01 to \$50,000.00	\$310.40 for the first \$25,000.00 plus \$8.15 for each additional \$1,000.00, or fraction thereof, to \$50,000.00



- |    |                                   |    |  |
|----|-----------------------------------|----|--|
| 5. | \$50,000.01<br>\$100,000.00       | to | \$514.15 for the first \$50,000.00 plus \$5.40 for each additional \$1,000.00, or fraction thereof, to \$100,000.00      |
| 6. | \$100,000.01<br>\$500,000.00      | to | \$784.15 for the first \$100,000.00 plus \$4.40 for each additional \$1,000.00, or fraction thereof, to \$500,000.00     |
| 7. | \$500,000.01 to<br>\$1,000,000.00 |    | \$2,544.15 for the first \$500,000.00 plus \$3.75 for each additional \$1,000.00, or fraction thereof, to \$1,000,000.00 |
| 8. | \$1,000,000.01 or more            |    | \$4,419.15 for the first \$1,000,000.00 plus \$3.05 for each additional \$1,000.00, or fraction thereof.                 |

B. Resubmittal of plans or revisions to an issued permit shall be charged a fixed fee that is a fraction of the original building plan review fee proportionate to the changes from the original plan submittal, as determined by the department.

C. The fee for review of an agricultural building permit application shall be a fixed fee of ninety-eight dollars. (Ord. 17923 § 8, 2014: Ord. 17682 § 12, 2013: Ord. 17453 § 11, 2012: Ord. 17224 § 19, 2011: Ord. 16959 § 19, 2010: Ord. 14683 § 42, 2003: Ord. 13996 § 3, 2000: [Ord. 13664 § 4, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 17, 1998).

#### **27.10.030 Building review- mechanical systems - resubmittal or revision.**

Fees for review of commercial or multifamily residential mechanical systems shall be calculated as provided in K.C.C. 27.10.330. Resubmittal of plans or revisions to issued permits shall be charged a fixed fee that is a fraction of the original mechanical plan review fee proportionate to the changes from the original plan submittal, as determined by the department. (Ord. 17923 § 9, 2014: Ord. 17682 § 13, 2013: Ord. 17453 § 12, 2012: Ord. 17224 § 21, 2011: Ord. 16959 § 20, 2010: Ord. 15957 § 9, 2007: Ord. 14683 § 9, 2003: Ord. 13996 § 4, 2000: [Ord. 13664 § 5, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 18, 1998).

**27.10.035 New single family dwellings - construction - applications review, inspecting or extending permits.** Fees shall be charged for reviewing applications and inspecting or extending permits to construct new single family dwellings as follows:

- |    |   |                                      |
|----|---|--------------------------------------|
| A. | Building, zoning and site application review                          |                                      |
| 1. | Custom home   | \$3,292.00                           |
| 2. | Modular home  | \$980.00                             |
| 3. | Mobile or manufactured home   | \$784.00                             |
| 4. | Accessory dwelling unit   | \$1,846.00                           |
| 5. | Basic home permit   | \$784.00                             |
| 6. | Registered basic home plan - building and mechanical plan review only | \$2,158.00                           |
| B. | Drainage, right-of-way or critical area review                        |                                      |
| 1. | Custom home   | \$1,879.00                           |
| 2. | Modular home  | \$1,879.00                           |
| 3. | Mobile or manufactured home   | \$1,879.00                           |
| 4. | Accessory dwelling unit   | \$1,465.00                           |
| 5. | Basic home  | \$1,019.00                           |
| C. | Building permit inspection  |                                      |
| 1. | Custom home   | \$622.00 plus \$0.72 per square foot |
| 2. | Modular home  | \$867.00                             |
| 3. | Mobile or manufactured home   | \$715.00                             |
| 4. | Accessory dwelling unit   | \$552.00 plus \$0.72 per square foot |
| 5. | Basic home  | \$579.00 plus \$0.72 per square foot |

D.	Site development inspection	square foot \$588.00
E.	Sprinkler system	
1.	Review	\$453.00
2.	Inspection	\$809.00
F.	Each plan resubmittal or revision to an issued permit shall be charged a portion of the application review fee listed in subsection A. of this section, based on the plan changes as a portion of the entire project, as determined by the department.	
G.	Permit extension	\$343.00

(Ord. 17923 § 45, 2014)

**27.10.037 Existing single family dwelling construction of additions or alterations - applications review, inspecting or extending permits.** Fees shall be charged for reviewing applications and inspecting or extending permits to construct additions or alterations to existing single family dwellings as follows:

A.	Building and site application review	
1.	Mechanical alterations, repair or replacement only	\$147.00
2.	Alteration of, without addition to, an existing structure	\$147.00
3.	Deck addition	\$549.00
4.	Carport addition	\$659.00
5.	Other addition, inclusive of alterations, to an existing structure	\$1,258.00
B.	Building permit inspection	
1.	Mechanical alterations, repair or replacement only	\$196.00
2.	Alteration of, without addition to, an existing structure - one building inspection required	\$227.00
3.	Alteration of, without addition to, an existing structure - two building inspections required	\$674.00
4.	Alteration of, without addition to, an existing structure - three building inspections required	\$1,270.00
5.	Alteration of, without addition to, an existing structure - more than three building inspections required	\$2,313.00
6.	Addition, inclusive of alterations, to an existing structure	\$208.00 plus \$0.72 per square foot
7.	Demolition, relocation or damage assessment	\$323.00
C.	Sprinkler system	
1.	Review - system with 10 heads or fewer added or altered	No Fee
2.	Review - system with more than 10 heads added or altered	\$392.00
3.	Inspection - system with 10 heads or fewer added or altered	\$470.00
4.	Inspection - system with more than 10 heads added or altered	\$666.00
D.	Each plan resubmittal or revision to an issued permit shall be charged a portion of the application review fee listed in section A. of this section, based on the plan changes as a portion of the entire project, as determined by the department.	
E.	Permit extension	
1.	Mechanical alterations, repair or replacement only	\$25.00
2.	Other alteration or addition to an existing structure	\$196.00

(Ord. 17923 § 46, 2014)

**27.10.045 Fire code review.** A fee shall be charged for fire code review as follows:

A.	New commercial building	\$588.00
----	-------------------------	----------

B.	Other commercial building	\$392.00
C.	Agricultural building as defined in this title	\$98.00

(Ord. 17923 § 10, 2014: Ord. 17682 § 14, 2013: Ord. 17453 § 13, 2012: Ord. 17224 § 20, 2011).

**27.10.050 Fire systems and tank reviews.** A fee shall be charged to cover the costs of the department to review fire systems and tank systems as follows:

A.	Fire alarm systems	
1.	Systems with more than 10 devices, each system	\$392.00
2.	Systems with more than 10 devices each device	\$8.30
3.	Systems with 10 devices or fewer	No Fee
B.	Automatic sprinkler systems - new installation or alteration	
1.	System with more than 10 heads, each riser	\$784.00
2.	System with more than 10 heads each head or plug	\$2.10
3.	System with 10 heads or fewer	No Fee
C.	Standpipe systems	
1.	Class I, II, or III, each	\$441.00
2.	Fire pump, each	\$588.00
D.	Tank installation, removal or abandonment, each:	\$392.00
E.	High piled storage racks	\$1,177.00
F.	Underground piping to flammable or combustible liquid storage tanks	\$980.00
G.	Monitoring transmitter, each system	\$392.00
H.	Emergency or standby power systems, each system	\$588.00
I.	Water main extension or replacement:	490.00
J.	Sprinkler supply main, each	\$588.00
K.	Fire extinguishing system, each	\$882.00
L.	Vapor recovery system	No Fee
M.	Plan resubmittal or revision of an issued permit, each	25% of the original plan review fee, plus the fee for any additional devices added, as listed in this section.

N. Any fire system permit application reviews not listed in this section shall be charged the fixed fee for the most comparable system.

(Ord. 17923 § 11, 2014: Ord. 17682 § 15, 2013: Ord. 17453 § 14, 2012: Ord. 17224 § 22, 2011: Ord. 16959 § 21, 2010: Ord. 15957 § 11, 2008: Ord. 14683 § 11, 2003: Ord. 13996 § 5, 2000: [Ord. 13664 § 6, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 20, 1998).

**27.10.060 Zoning compliance review - critical areas excepted.** Review for compliance with K.C.C. Title 21A standards, except for K.C.C. chapter 21A.24, shall be charged fees as follows:

A.	New building - school portable	\$686.00
B.	New building - school	\$3,235.00
C.	New building - other	\$1,373.00
D.	Building additions or improvements - multifamily or commercial	\$392.00
E.	Building additions or improvements - change of use	\$1,235.00
F.	Building used for agricultural purposes described in K.C.C. 27.04.001.B. but not meeting the definition of agricultural building	\$823.00
G.	Agricultural building	\$305.00

H.	Electronic communication - pole/tower	\$1,471.00
I.	Electronic communication - antenna	\$980.00
J.	Dock (other than building)	\$215.00
K.	Pool (other than building)	\$254.00
L.	Landscape only - Type 1	\$1,097.00
M.	Landscape only - Type 2	\$901.00
N.	Landscape only - Type 3	\$607.00
O.	Sign	\$490.00
P.	Supplemental review for multiple right-of-way frontages, special district overlays, density transfers or incentives, or incompatible adjacent uses or zoning	\$588.00
Q.	Plan resubmittal, each	25% of the original plan review fee
R.	Any development type not listed in this section shall be charged the fixed fee for the most comparable review.	
S.	Any application involving more than one development type shall be charged only one fee for zoning review equal to the maximum applicable fee.	

(Ord. 17682 § 16, 2013: Ord. 17453 § 15, 2012: Ord. 17224 § 23, 2011: Ord. 16959 § 22, 2010: Ord. 15957 § 12, 2008: Ord. 14683 § 43, 2003: Ord. 14683 § 12, 2003: Ord. 13996 § 6, 2000: [Ord. 13664 § 7, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 21, 1998).

**27.10.070 Zoning variance requests review.** Review of variance requests shall be charged fees as follows:

A.	Road variance review	
1.	Department of transportation (if required):	\$1,716.00
2.	Department of permitting and environmental review:	\$1,255.00
3.	Plan resubmittal:	\$392.00
B.	Surface Water Design Manual adjustment review	
1.	Standard	\$1,843.00
2.	Complex or criteria exception	\$4,000.00
3.	Experimental	Actual Cost

(Ord. 17923 § 13, 2014: Ord. 17682 § 17, 2013: Ord. 17453 § 16, 2012: Ord. 17420 § 135, 2012: Ord. 17224 § 24, 2011: Ord. 16959 § 23, 2010: Ord. 15957 § 13, 2007: Ord. 14683 § 13, 2003: Ord. 13332 § 22, 1998).

**27.10.075 Temporary noise variance request review.**

Temporary noise variance request review filed under K.C.C. 12.86.550.B. shall require the following fees:

A.	Simple review:	\$200.00
B.	Medium review:	\$395.00; and
C.	Complex review:	\$790.00.

(Ord. 18000 § 83, 2015).

**27.10.080 Site engineering review.** Site engineering review includes review for code compliance with road design, drainage, erosion and sedimentation control, and right-of-way improvements. Review fees shall be charged as follows.

A.	Plan review - basic or standard:	
1.	Minor repair, maintenance or drainage Improvements not maintained by King County	\$392.00
2.	Basic review with standardized conditions	\$823.00
3.	Standard review with no critical areas, utility crossing or minor driveway construction	\$1,471.00
4.	Standard review, completed critical areas designation, 1	\$2,745.00

	review	
	5. Standard review, completed critical areas designation, 2 reviews	\$4,314.00
	6. Review of residential critical area alteration exception	\$490.00
B.	Plan resubmittal - or review of changes to approve plans - basic or standard	
	1. Basic review with standardized conditions or standard conditions review	\$441.00
	2. Standard review with no critical areas, utility crossing, or minor driveway construction	\$490.00
	3. Standard review, completed critical areas designation, 1 review	\$882.00
	4. Standard review, completed critical areas designation, 2 reviews	\$1,373.00
	5. Review of residential critical area alteration exception	\$245.00
C.	Plan review - complex	
	1. Nonengineered plans; minimal road improvements; minimal drainage review	\$2,941.00
	2. Engineered plans; private or minor public road improvements; small project drainage, dispersion, flow control best management practices, conveyance only or detention only, or any combination thereof	\$5,883.00
	3. Engineered plans; private or public road improvements; full drainage review with detention or water quality, or both	\$8,824.00
	4. Engineered plans; private or public road improvements; full drainage review with detention, infiltration or water quality, or any combination thereof	\$11,765.00
	5. Engineered plans; private or public road improvements; full drainage review with multiple basins	\$17,684.00
	6. Engineered plans; large private or public road improvements; full drainage review with multiple basins	\$23,530.00
	7. Engineered plans; large and complex private or public road improvements; full drainage review with multiple basins	\$29,413.00
D.	Plan resubmittal or review of changes to approved plans - complex	
	1. Nonengineered plans; minimal road improvements; minimal drainage review	\$1,177.00
	2. Engineered plans; private or minor public road improvements; small project drainage, dispersion, flow control best management practices, conveyance or detention	\$1,765.00
	3. Engineered plans; private or public road improvements; full drainage review with either detention or water quality, or both	\$2,353.00
	4. Engineered plans; private or public road improvements; full drainage review with detention, infiltration and/or water quality	\$3,530.00
	5. Engineered plans; private or public road improvements; full drainage review with multiple basins	\$4,706.00
	6. Engineered plans; large private or public road improvements; full drainage review with multiple basins	\$5,883.00
	7. Engineered plans; large and complex private or public road improvements; full drainage review with multiple basins	\$7,059.00
E.	Site engineering review of applications for agricultural buildings or activities as defined in K.C.C. 27.04.001 and 27.04.002 shall be charged fifty percent of the fees listed in this section.	

(Ord. 17923 § 14, 2014: Ord. 17682 § 18, 2013: Ord. 17453 § 17, 2012: Ord. 17224 § 25, 2011: Ord. 16959 § 24, 2010: Ord. 15957 § 14, 2007: Ord. 14683 § 44, 2003: Ord. 14683 § 14, 2003: Ord. 13332 § 23, 1998).

<b>27.10.082 Stormwater engineering and document review.</b>		Fees for
stormwater engineering and document review shall be charged as follows.		
A.	Minor facility plan, basic adjustment with a single item, minor state Environmental Policy Act threshold determination, conditional use permit, preliminary short plat or revised plan or document.	\$229.00
B.	Minor facility plan, standard or minor multiitem adjustment, standard preliminary plat, state Environmental Policy Act threshold determination, conditional use permit or revised plan or document.	\$572.00
C.	Complex or multi item adjustment, standard hydrology report, standard landscape management plan or basic master drainage plan	\$1,716.00
D.	Very complex or multiitem adjustment, complex hydrology report, basic modeling, complex landscape management plan or basic master drainage plan	\$2,288.00
E.	Very complex, multiitem, or basic experimental adjustment, complex hydrology report, standard modeling or standard master drainage plan	\$2,860.00
F.	Basic experimental adjustment, very complex hydrology report, complex modeling or complex master drainage plan	\$3,432.00
G.	Standard experimental adjustment, very complex hydrology report, very complex modeling or very complex master drainage plan	\$4,576.00

(Ord. 17923 § 15, 2014: Ord. 17682 § 19, 2013: Ord. 17453 § 19, 2012).

**27.10.084 Road engineering review.** Fees for road engineering review shall be charged as follows:

A.	Nonengineered plans; minimal road improvements; minimal drainage review	\$343.00
B.	Engineered plans; private or minor public road improvements; small project drainage, dispersion, flow control best management practices, conveyance only or detention only, or any combination thereof	\$801.00
C.	Engineered plans; private or public road improvements; full drainage review with detention or water quality, or both	\$1,258.00
D.	Engineered plans; private or public road improvements; full drainage review with detention, infiltration or water quality, or any combination thereof	\$3,432.00
E.	Engineered plans; private or public road improvements; full drainage review with multiple basins	\$6,864.00
F.	Engineered plans; large private or public road improvements; full drainage review with multiple basins	\$12,012.00
G.	Engineered plans; large and complex private or public road improvements; full drainage review with multiple basins	\$17,274.00

(Ord. 17923 § 16, 2014: Ord. 17682 § 20, 2013: Ord. 17453 § 18, 2012).

**27.10.085 Road constructability review.** Fees for review of road constructability shall be charged as follows.

A.	Nonengineered plans; minimal road improvements; minimal drainage review	No fee
----	---	--------

B. Engineered plans; private or minor public road improvements; small project drainage, dispersion, flow control BMPs, conveyance only or detention only, or any combination thereof	No fee
C. Engineered plans; private or public road improvements; full drainage review with detention or water quality, or both	\$915.00
D. Engineered plans; private or public road improvements; full drainage review with detention, infiltration or water quality, or any combination thereof	\$915.00
E. Engineered plans; private or public road improvements; full drainage review with multiple basins	\$1,373.00
F. Engineered plans; large private or public road improvements; full drainage review with multiple basins	\$1,830.00
G. Engineered plans; large and complex private or public road improvements; full drainage review with multiple basins.	\$2,288.00

(Ord. 17923 § 17, 2014: Ord. 17453 § 20, 2012: Ord. 17224 § 26, 2011).

<b>27.10.087 Stormwater facilities constructability review.</b>	Fees for
constructability review of stormwater facilities shall be charged as follows.	
A. Base fee for one facility	\$723.00
B. Each additional facility	\$114.00

(Ord. 17923 § 18, 2014: Ord. 17682 § 22, 2013: Ord. 17453 § 21, 2012).

**27.10.090 Grading or clearing site plan review.** Grading or clearing site plan review includes review for compliance with King County grading and clearing code requirements. Grading or clearing site plan review fees shall be charged as follows:

A. Grading up to 2,000 square feet, or clearing up to 0.2 acre	\$392.00
B. Grading between 2,001 square feet and 0.2 acres	\$686.00
C. Grading or clearing from 0.21 to 1.0 acres	\$1,667.00
D. Grading or clearing from 1.01 to 5.0 acres: base fee	\$1,667.00
E. Grading or clearing from 1.01 to 5.0 acres: fee per acre over 1.0 acre	\$490.00
F. Grading or clearing from 5.01 to 10.0 acres: base fee	\$3,628.00
G. Grading or clearing from 5.01 to 10.0 acres: fee per acre over 5.0 acres	\$392.00
H. Grading or clearing from 10.01 to 20.0 acres: base fee	\$5,588.00
I. Grading or clearing from 10.01 to 20.0 acres: fee per acre over 10.0 acres	\$196.00
J. Grading or clearing over 20.0 acres	\$7,549.00
K. Annual review of surface mine and material processing facility	Applicable fee in subsections A. through J. of this section
L. Forest practices act - class IV review - residential	\$686.00
M. Forest practices act - class IV review - non residential	\$1,373.00
N. Forest practices act - release of moratorium, excluding engineering or critical areas review	\$5,883.00
O. Forest practices act - conversion option harvest plan: base fee	\$1,177.00
P. Forest practices act - conversion option harvest plan: fee per acre	\$98.00
Q. Forest practices act - activities with approved forest management plan - 5 acres or less	\$196.00
R. Forest practices act - activities with approved forest management plan - more than 5 acres	\$490.00

S.	Clearing or grading: 1- 10 hazard trees	\$392.00
T.	Clearing or grading : 11- 20 hazard trees	\$539.00
U.	Tree Review Concurrent with Site Engineering Review	\$490.00
V.	Clearing or grading: agricultural drainage maintenance in accordance with county and state approved best management practices	\$392.00
W.	Plan resubmittal, each	25% of the original plan review fee
X.	Grading or clearing plan review of applications for agricultural activities as defined in K.C.C. 27.04.001 shall be charged fifty percent of the fees listed in this section.	

(Ord. 17923 § 19, 2014: Ord. 17682 § 23, 2013: Ord. 17453 § 22, 2012: Ord. 17224 § 27, 2011: Ord. 16959 § 25, 2010: Ord. 15957 § 15, 2007: Ord. 14683 § 45, 2003: Ord. 14683 § 15, 2003: Ord. 13332 § 24, 1998).

**27.10.130 Critical areas review, inquiries and designation.** Fees for critical areas review, inquiries and designation shall be charged as follows:

- A. Critical areas review
  1. Critical area notice on title only \$196.00
  2. Residential review, basic, per discipline \$882.00
  3. Residential review, complex, level 1, with preferred consultant, per discipline \$1,177.00
  4. Residential review, complex, level 2, with preferred consultant, per discipline \$2,745.00
  5. Residential review, complex, with other consultant, per discipline \$4,118.00
  6. Nonresidential review, basic per discipline \$1,078.00
  7. Nonresidential review, complex per discipline \$1,765.00
  8. Stewardship planning \$1,569.00
  9. Plan resubmittal, each 25% of the original plan review fee
  - 10 Critical area review of applications for agricultural buildings or activities as defined in K.C.C. 27.04.001 and 27.04.002 shall be charged fifty percent of the fees listed in this subsection A.
- B. Critical areas inquiries or designations
  1. Minimum fee per parcel \$666.00
  2. Fee per discipline if the parcel or parcels for which designations are requested have one or more critical area, excepting critical aquifer recharge, seismic hazard, or erosion hazard area \$490.00
  3. Fee for resubmittal of critical area study, per discipline \$490.00
  4. Extension of approval \$441.00
- C. Critical area alteration exception
  1. Without stewardship plan \$5,883.00
  2. With stewardship plan \$1,569.00
  3. Extension of approval \$882.00
- D. Flood hazard certification review
  1. Residential or commercial \$587.00
  2. Agricultural \$49.00
- E. Flood elevation certification inspection
  1. Residential or commercial \$294.00
  2. Agricultural \$147.00
- F. Letter-of-map-amendment community acknowledgement \$980.00



(Ord. 17923 § 20, 2014: Ord. 17682 § 25, 2013: Ord. 17453 § 24, 2012: Ord. 17224 § 29, 2011: Ord. 16959 § 27, 2010: Ord. 15957 § 17, 2007: Ord. 14683 § 46, 2003: Ord. 14683 § 18, 2003: Ord. 14187 § 4, 2001: Ord. 13332 § 28, 1998).

**27.10.150 Environmental checklists review, preparation of threshold determinations of nonsignificance and mitigated determinations of nonsignificance and supplemental reviews.** Review of environmental checklists and preparation of threshold determinations of nonsignificance and mitigated determinations of nonsignificance and supplemental reviews shall be charged fees as follows:

- A. Review of environmental checklists and preparation of threshold determinations of nonsignificance
  - 1. Minor new construction, including single family residential and agricultural buildings \$980.00
  - 2. Class IV forest practices \$980.00
  - 3. Minor clearing or grading permits \$980.00
  - 4. Other construction \$2,745.00
- B. Review of environmental checklists and preparation of threshold determinations of mitigated determinations of nonsignificance \$2,745.00
- C. Supplemental reviews
  - 1. Addendum \$490.00
  - 2. Expanded checklist \$882.00
- D. Exemption \$343.00
- E. Preparation of an environmental impact statement shall be charged at actual cost to the department including consultant costs, administrative costs and cost of review by other county departments and governmental agencies.

(Ord. 17923 § 21, 2014: Ord. 17682 § 26, 2013: Ord. 17453 § 25, 2012: Ord. 17224 § 30, 2011: Ord. 13332 § 30, 1998).

**27.10.160 Shoreline exemption applications review - shoreline substantial development permit, conditional use permit or variance application review.**

- A. Fees for review of shoreline exemption applications shall be charged as follows:
  - 1. Repair and maintenance - programmatic \$196.00
  - 2. Repair and maintenance - other \$588.00
  - 3. Agricultural activities \$392.00
  - 4. Timber harvest operations within the forest production district \$392.00
  - 5. Boring \$392.00
  - 6. Stream-lined joint aquatic resources permit application No Fee
  - 7. Watershed restoration No Fee
  - 8. Other \$1,177.00
  - 9. Supplemental review of mitigation plan and amendment of conditions \$196.00
- B. Fees for review of a shoreline substantial development permit, conditional use permit or variance application shall be charged as follows:
  - 1. Value of work: \$10,000.00 or less \$5,176.00
  - 2. Value of work: \$10,000.01 to \$100,000.00 \$5,372.00
  - 3. Value of work: \$100,000.01 to \$500,000.00 \$5,961.00
  - 4. Value of work: \$500,000.01 to \$1,000,000.00 \$6,549.00
  - 5. Value of work: more than \$1,000,000.00 \$7,333.00
  - 6. If multiple permit applications are reviewed concurrently, one application shall be charged the fee required by this section; the other application or applications shall be

charged fifty percent of the fee required by this section.

7. Extension of approval \$196.00  
(Ord. 17923 § 22, 2014: Ord. 17682 § 27, 2013: Ord. 17453 § 26, 2012: Ord. 17224 § 31, 2011: Ord. 16959 § 29, 2010: Ord. 13332 § 31, 1998).

**27.10.170 Zoning application reviews and variances.** Fees for use permits shall be charged as follows:

- A. Conditional use permit
  - 1. Residential or home industry \$2,627.00
  - 2. Cell tower \$2,627.00
  - 3. Commercial \$5,372.00
  - 4. Industrial, institutional, or other \$7,333.00
  - 5. Permit extension \$196.00
- B. Transfer of development rights sending site certification \$470.00
- C. Special use permit Actual Cost
- D. Temporary Use Permit
  - 1. Medical Hardship Mobile Home Placement \$98.00
  - 2. Homeless Encampment \$2,098.00
  - 3. Other \$4,196.00
  - 4. Permit extension \$196.00
- E. Resubmittal of plans or revisions to an issued permit shall be charged a fee equal to twenty-five percent of the original application review fee.

(Ord. 17923 § 23, 2014: Ord. 17682 § 28, 2013: Ord. 17453 § 27, 2012: Ord. 17224 § 32, 2011: Ord. 16959 § 30, 2010: Ord. 14683 § 19, 2003: Ord. 14190 § 39, 2001: Ord. 13332 § 32, 1998).

**27.10.180 Site-specific land use amendment.** Fees for zoning or comprehensive plan or map modification shall be charged as follows:

- A. Variance
  - 1. Review \$5,372.00
  - 2. Extension of Approval \$196.00
- B. Site-specific amendment of land use map, plan, code or shoreline redesignation \$1,794.00
- C. Other zoning reclassification requests including shoreline environment redesignation, deletion of special district overlay, or amendment or deletion of p-suffix conditions \$7,333.00
- D. If a site-specific amendment is implemented as part of the Comprehensive Plan amendment process, the application fee will be credited toward the zoning reclassification fee, provided that the application for zoning reclassification is filed within one year of the effective date of the site-specific land use map amendment.

(Ord. 17923 § 24, 2014: Ord. 17453 § 28, 2012: Ord. 13332 § 33, 1998).

**27.10.190 Preliminary subdivision, short subdivision, urban planned development or binding site plan for planning, fire flow and access, survey and state Environmental Policy Act review.** Preliminary subdivision, short subdivision, urban planned development or binding site plan applications shall be charged fees for planning, fire flow and access, survey and state Environmental Policy Act review as follow:

- A. Short plat - urban 2 to 4 lots, simple \$6,745.00
- B. Short plat - urban 2 to 4 lots, complex \$9,490.00
- C. Short plat - urban 5 to 9 lots \$14,392.00
- D. Short plat - rural \$9,490.00

E.	Subdivision, urban planned development, or binding site plan - base fee	\$17,138.00
F.	Subdivision - additional fee per lot	\$98.00
G	Minor plan revisions before or after preliminary approval	
1.	Short plat	\$1,667.00
2.	Subdivision, urban planned development or binding site plan	\$4,265.00
H	Landscape or recreation plan	
1.	Plan review	\$1,097.00
2.	Plan resubmittal	\$274.00
I.	Extension of plat approval	\$245.00

(Ord. 17923 § 25, 2014: Ord. 17923 § 25, 2014: Ord. 17682 § 29, 2013: Ord. 17224 § 33, 2011: Ord. 16959 § 31, 2010: Ord. 13332 § 34, 1998).

**27.10.200 Final subdivision, short subdivision, urban planned development, binding site plan, subdivisional legal description or title review, approval and resubmittal.** Final subdivision, short subdivision, urban planned development, binding site plan, subdivisional legal description or title review, approval and resubmittal shall be charged fees as follows:

A.	Final plan review and approval	
1.	Short plat - urban 2 to 4 lots, simple	\$4,980.00
2.	Short plat - urban 2 to 4 lots, complex	\$6,941.00
3.	Short plat - urban 5 to 9 lots	\$10,667.00
4.	Short plat - rural	\$6,941.00
5.	Subdivision, binding site plan, or urban planned development	\$10,667.00
B.	Final plan resubmittal	
1.	Short plat - urban 2 to 4 lots, simple	\$686.00
2.	Short plat - urban 2 to 4 lots, complex	\$980.00
3.	Short plat - urban 5 to 9 lots	\$1,961.00
4.	Short plat - rural	\$980.00
5.	Subdivision, binding site plan, or urban planned development	\$1,961.00
C.	Alteration after recordation	
1.	Short plat - urban 2 to 4 lots, simple	\$3,333.00
2.	Short plat - urban 2 to 4 lots, complex	\$4,706.00
3.	Short plat - urban 5 to 9 lots	\$7,157.00
4.	Short plat - rural	\$4,706.00
5.	Subdivision, binding site plan or urban planned development	\$8,530.00
D.	Subdivisional legal description review	
1.	1-50 lots - base fee	\$470.00
2.	1-50 lots - per lot	\$117.00
3.	51-100 lots - base fee	\$6,320.00
4.	51-100 lots - per lot	\$47.00
5.	More than 100 lots - base fee	\$8,670.00
6.	More than 100 lots - per lot	\$11.00
E.	Title review	
1.	Affidavit - modification of recorded building envelope	\$1,255.00
2.	Affidavit - modification resubmittal	\$392.00
3.	Affidavit - name change	\$356.00
4.	Title elimination	\$60.00

5. Residential site title or easement review \$196.00  
(Ord. 17923 § 26, 2014: Ord. 17682 § 30, 2013: Ord. 17453 § 29, 2012: Ord. 17224 § 34, 2011: Ord. 16959 § 32, 2010: Ord. 13332 § 35, 1998).

**27.10.210 Separate lot recognition, subdivision exemptions and innocent purchaser reviews.** A fixed fee shall be charged for separate lot recognitions, subdivision exemptions, and innocent purchaser reviews as follows:

- |  |            |
|--|------------|
| A. Innocent purchaser - review   | \$803.00   |
| B. Innocent purchaser - resubmittal  | \$196.00   |
| C. Separate lot - basic - platted lots - review                            | \$1,059.00 |
| D. Separate lot - basic - platted lots - resubmittal                       | \$392.00   |
| E. Separate lot - complex - nonplatted lots, minimum review fee - one lot  | \$1,059.00 |
| F. Separate lot - complex - nonplatted lots, review fee per additional lot | \$588.00   |
| G. Separate lot - complex - nonplatted lots - resubmittal                  | \$392.00   |
| H. Miscellaneous lot exemption - review                                    | \$2,078.00 |
| I. Miscellaneous lot exemption - resubmittal                               | \$392.00   |

(Ord. 17923 § 27, 2014: Ord. 17682 § 31, 2013: Ord. 17453 § 30, 2012: Ord. 16959 § 33, 2010: Ord. 15957 § 18, 2007: Ord. 14683 § 20, 2003: Ord. 13332 § 36, 1998).

**27.10.220 Boundary line adjustments and lot mergers.** Boundary line adjustments and lot mergers shall be charged fixed fees as follows, plus the cost of recording documents:

- |  |            |
|--|------------|
| A. Boundary line adjustment - basic - review   | \$2,902.00 |
| B. Boundary line adjustment - basic - resubmittal, each  | \$784.00   |
| C. Boundary line adjustment - complex - review   | \$4,470.00 |
| D. Boundary line adjustment - complex - resubmittal, each  | \$1,177.00 |
| E. Boundary line adjustment - deferred submittal of final signed and notarized Mylar more than ninety days after approval of adjustment          | \$392.00   |
| F. Lot merger - review   | \$1,059.00 |
| G. Lot merger - resubmittal, each  | \$392.00   |
| H. Concurrent review of additional applications for contiguous parcels shall be charged fifty percent of the review fees listed in this section. |            |

(Ord. 17923 § 28, 2014: Ord. 17682 § 32, 2013: Ord. 17453 § 32, 2012: Ord. 17224 § 35, 2011: Ord. 16959 § 34, 2010: Ord. 15957 § 19, 2007: Ord. 14683 § 21, 2003: Ord. 13332 § 37, 1998).

**27.10.310 Construction and site development inspection - applicability.** Construction and site development inspection fees shall compensate the department for inspections necessary to determine compliance with adopted international codes and other county regulations. The fees may be based on valuation as defined in this title, fixed or both based on valuation and fixed. Fees shall be collected for reinspections and supplemental inspections, as well as being collected to compensate the department for inspection of:

- A. Commercial and residential buildings, additions, and under K.C.C. chapters 16.04, 16.70, 16.74 and 16.78 and K.C.C. Titles 20 and 21A;
- B. Grading and clearing sites under K.C.C. chapter 16.82;
- C. Site development, including roads and drainage and erosion control under K.C.C. Titles 9 and 14 and K.C.C. chapter 16.82;
- D. Shoreline permit approvals and exemptions under K.C.C. Title 25;
- E. State Environmental Policy Act condition compliance under K.C.C. chapter 20.48;
- F. Zoning condition compliance under K.C.C. Title 21A; and

G. Monitoring drainage and sensitive area conditions. (Ord. 17682 § 33, 2013: Ord. 16959 § 35, 2010: Ord. 13332 § 39, 1998).

**27.10.320 Buildings and other construction inspection.**

A. Except as otherwise provided in this section, permit fees for the inspection of buildings and other structures, including additions and modifications, shall be calculated using valuations published by the International Code Council or other current nationally recognized standards. The building official shall establish the final valuation. The permit inspection fee charged shall be based on the valuation established under this subsection as follows:

	Valuation	Fee
1.	\$1.00 to \$500.00	\$110.00
2.	\$500.01 to \$2,000.00	\$110.00 for the first \$500.00 plus \$4.00 for each additional \$100.00, or fraction thereof, to \$2,000.00
3.	\$2,000.01 to \$25,000.00	\$170.00 for the first \$2,000.00 plus \$16.70 for each additional \$1,000.00, or fraction thereof, to \$25,000.00
4.	\$25,000.01 to \$50,000.00	\$554.10 for the first \$25,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to \$50,000.00
5.	\$50,000.01 to \$100,000.00	\$866.60 for the first \$50,000.00 plus \$8.35 for each additional \$1,000.00, or fraction thereof, to \$100,000.00
6.	\$100,000.01 to \$500,000.00	\$1,284.10 for the first \$100,000.00 plus \$6.80 for each additional \$1,000.00, or fraction thereof, to \$500,000.00
7.	\$500,000.01 to \$1,000,000.00	\$4,004.10 for the first \$500,000.00 plus \$5.75 for each additional \$1,000.00, or fraction thereof, to \$1,000,000.00
8.	\$1,000,000.01 or more	\$6,879.10 for the first \$1,000,000.00 plus \$4.70 for each additional \$1,000.00, or fraction thereof

B. Each reinspection shall be charged a fee of one hundred seventy dollars.

C. Inspections of agricultural building shall be charged a minimum fee of one hundred seventy-six dollars plus twenty-one cents per square foot of building area added or modified.

D. Inspection of structures for relocation, demolition, housing code compliance, or damage from flood, storm, fire or other natural disaster shall be charged a fee of three-hundred twenty-three dollars.

E. Extension of a building permit shall be charged fees as follows:

1.	Sign	\$110.00
2.	Other structure	\$343.00

(Ord. 17923 § 29, 2014: Ord. 17682 § 34, 2013: Ord. 17453 § 32, 2012: Ord. 17224 § 36, 2011: Ord. 16959 § 36, 2010: Ord. 14683 § 48, 2003: Ord. 13996 § 8, 2000: [Ord. 13664 § 9, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 40, 1998).

**27.10.330 Structural-mechanical system inspection.** Fees for inspection of commercial or multifamily residential project mechanical systems shall be calculated as provided in K.C.C. 27.10.320. Each reinspection of a mechanical system conducted shall be charged one hundred seventy dollars. Extension of a permit shall be charged a fee of one hundred ten dollars. (Ord. 17923 § 30, 2014: Ord. 17682 § 35, 2013: Ord. 17453 § 33, 2012: Ord. 16959 § 37, 2010: Ord. 15957 § 21, 2007: Ord. 14683 § 49, 2003: Ord. 14683 § 23, 2003: Ord. 13332 § 41, 1998).

**27.10.350 Fire system and fire tank inspections - conformance with approval plan.** Fees shall be charged to cover the costs of physical inspections to assure that projects are constructed in accordance with approved plans as follows.

A.	Fire alarm systems - new installation or alteration	
	System with more than 10 devices, each system	\$666.00
1.	System with more than 10 devices, each device	\$3.90
2.		

	System with fewer than 10 devices	\$470.00
3.		
B.	Automatic sprinkler systems - new installation or alteration	
	System with more than 10 heads, each riser	\$666.00
1.		
	System with more than 10 heads, each head or plug	\$4.90
2.		
	System with fewer than 10 heads	\$470.00
3.		
C.	Standpipe fixed systems	
	Class I, II or III, each system	\$588.00
1.		
	Fire pump, each	\$588.00
2.		
D.	Tank installation, removal or abandonment, each	\$392.00
E.	High piled storage racks	\$392.00
F.	Underground piping to flammable or combustible liquid storage tanks	\$784.00
G.	Water main extension, or replacement, or both	\$588.00
H.	Monitoring transmitters, each system	\$392.00
I.	Emergency or standby power system, each	\$666.00
J.	Sprinkler supply main, each	\$784.00
K.	Fire extinguishing system, each	\$882.00
L.	Vapor recovery system, each tank	\$784.00
M.	Reinspection, each	\$170.00
N.	Any fire system inspections not listed in this section shall be charged the fixed fee for the most comparable system	
O.	Extension of a permit shall be charged a fee of one hundred ten dollars.	

(Ord. 17923 § 31, 2014: Ord. 17682 § 36, 2013: Ord. 17453 § 36, 2012: Ord. 17224 § 37, 2011: Ord. 16959 § 38, 2010: Ord. 15957 § 22, 2007: Ord. 14683 § 24, 2003: Ord. 13996 § 9, 2000: [Ord. 13664 § 10, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 42, 1998).

#### **27.10.360 Fire code review, inspections, mitigations and code enforcement.**

Fire code review, inspections, mitigations and code enforcement fees shall be charged as follows:

A.	Review of an application and inspection of a permit for a fireworks stand	Maximum allowed under chapter 70.77 RCW
B.	Review of an application for a special event or fireworks display	\$196.00
C.	Inspection of a special event or fireworks display, per site visit	\$392.00
D.	Building occupancy inspection, per building per site visit	\$196.00
E.	Inspection for an operational permit	Fees adopted per current International Fire Code

(Ord. 17923 § 33, 2014: Ord. 17682 § 37, 2013: Ord. 16959 § 39, 2010: Ord. 14683 § 25, 2003: Ord. 13332 § 43, 1998).

**27.10.380 Site development inspections, monitoring and pre-site work engineering meetings.** Site inspections of grading, clearing, drainage systems, landscaping and other site development, site monitoring and pre-site work engineering meetings shall be charged as follows:

- A. Inspection of residential or small construction sites not requiring engineered plan
  1. Residential building site - less than one acre disturbance \$588.00

2.	Other small construction site - less than one acre, per inspection	\$588.00
B.	Inspection of other site development	
1.	Nonengineered plans; minimal road improvements; minimal drainage review	\$4,264.00
2.	Engineered plans; private or minor public road improvements; small project drainage, dispersion, flow control BMPs, conveyance only or detention only, or any combination thereof	\$7,989.00
3.	Engineered plans; private or public road improvements; full drainage review with detention or water quality, or any combination thereof	\$13,676.00
4.	Engineered plans; private or public road improvements; full drainage review with detention, infiltration or water quality, or any combination thereof	\$18,872.00
5.	Engineered plans; private or public road improvements; full drainage review with multiple basins	\$22,696.00
6.	Engineered plans; large private or public road improvements; full drainage review with multiple basins	\$27,990.00
7.	Engineered plans; large and complex private or public road improvements; full drainage review with multiple basins	\$33,284.00
C.	Inspection of landscape, street tree, significant tree or critical area mitigation installation only	\$588.00
D.	Postapproval or postdevelopment monitoring or inspection, or both, for p-suffix conditions, or compliance with conditional use permits, special use permits, state Environmental Policy Act conditions, shoreline development permit conditions, critical areas conditions or other conditions or mitigation associated with project approval	\$431.00 per site visit
E.	Monitoring inspections of active surface mines, material processing facilities and other long-term industrial operations	
1.	Inactive sites	\$1,029.00
2.	Semiactive sites - 20 acres or less	\$1,814.00
3.	Semiactive sites - more than 20 acres	\$4,167.00
4.	Active sites - 20 acres or less	\$4,167.00
5.	Active sites - more than 20 acres	\$8,873.00
F.	The department may reduce by twenty percent the inspection fee due upon the first extension of a site development permit if site construction commenced more than five months after initial issuance of the permit.	
G.	Reinspection, each	\$431.00
H.	Inspection of site development for agricultural activities or buildings as defined in K.C.C. 27.04.001 or 27.04.002 shall be charged fifty percent of the fees listed in this section.	

(Ord. 17923 § 32, 2014: Ord. 17682 § 38, 2013: Ord. 17453 § 35, 2012: Ord. 17224 § 38, 2011: Ord. 16959 § 41, 2010: Ord. 13332 § 46, 1998).

**27.10.385 Site inspections and pre-site work engineering meetings for construction of stormwater facilities.** Site inspections and pre-site work engineering meetings for construction of stormwater facilities shall be charged as follows:

A.	Preconstruction meeting and inspection of stormwater facilities - one facility site	\$2,324.00
B.	Inspection of stormwater facilities - each additional facility site	\$801.00

(Ord. 17923 § 34, 2014: Ord. 17682 § 39, 2013: Ord. 17453 § 36, 2012: Ord. 17224 § 39, 2011).

**27.10.395 Site inspections and re-site work engineering meetings for road construction.** Site inspections and pre-site work engineering meetings for road construction shall be charged as follows:

- |  |   |             |
|--|---|-------------|
| A. Preconstruction meeting and inspections.                  |   |             |
| 1..  | Nonengineered plans; minimal road improvements minimal drainage review  | \$458.00    |
| 2.   | Engineered plans; private or minor public road improvements; small project drainage; dispersion, flow control BMPs, conveyance only or detention only, or any combination thereof | \$915.00    |
| 3.   | Engineered plans; private or public road improvements; full drainage review with detention or water quality, or both  | \$3,432.00  |
| 4.   | Engineered plans; private or public road improvements; full drainage review with detention, infiltration or water quality, or any combination thereof                             | \$6,864.00  |
| 5.   | Engineered plans; private or public road improvements; full drainage review with multiple basins  | \$10,067.00 |
| 6.   | Engineered plans; large private or public road improvements; full drainage review with multiple basins  | \$13,299.00 |
| 7.   | Engineered plans; large and complex private or public road improvements; full drainage review with multiple basins  | \$16,474.00 |
| B. Permit revisions, reinspection or supplemental inspection |   | \$343.00    |

(Ord. 17923 § 35, 2014: Ord. 17682 § 40, 2013: Ord. 17224 § 40, 2011).

**27.10.425 Investigation of work done without a required permit or approval.**

A. Whenever any work for which a permit or application approval required under K.C.C. Title 16, 19A, 20, 21A or 25 has commenced without first obtaining the required permit or application approval or has proceeded without obtaining necessary inspections, a fixed fee shall be charged for investigation of work done without a required permit or approval whether or not a permit or application approval is subsequently issued.

B. The investigation fee shall equal the amount of the plan review and inspection fees for site and building construction activity required by this title.

C. Property owners not responsible for initiating work without a permit shall be exempted from the fees in this section. (Ord. 17923 § 36, 2014: Ord. 17682 § 43, 2013: Ord. 17453 § 39, 2012: Ord. 17224 § 43, 2011).

**27.10.430 Site visit or building inspection.** A fee shall be charged for a site visit or building inspection as follows:

A. Site visit required for preapplication conference or presubmittal services	\$588.00
---	----------

B. Site visit required for services not otherwise specified by the title	\$431.00
--	----------

(Ord. 17923 § 37, 2014: Ord. 17682 § 44, 2013: Ord. 17453 § 40, 2012: Ord. 15957 § 25, 2007: Ord. 14683 § 28, 2003: Ord. 13332 § 49, 1998).

**27.10.460 Condominium conversion review and inspection fees.** Review and inspections of condominium conversions shall be charged a fee of one thousand eight hundred forty-three dollars to cover the costs of plan, code updates, monitoring of relocation assistance and other administrative requirements. A fee of three hundred ninety-two dollars shall be charge for resubmittal of plans. (Ord. 17923 § 38, 2014: Ord. 17453 § 42, 2012: Ord. 16959 § 44, 2010: Ord. 15957 § 27, 2007: Ord. 14683 § 30, 2003: Ord. 13332 § 51, 1998).

**27.10.510 Certification of compliance or completion.** Certificates of compliance or completion shall require a fixed fee to cover the administrative and clerical costs to the department of processing and issuing the certificate.

- |  |          |
|--|----------|
| A. Temporary occupancy permit per building or tenant space | \$392.00 |
| B. Occupancy permit when more than one building per permit | \$392.00 |



- C. Occupancy permit for individual condominiums or other portions of building \$180.00
  - D. Letter of completion for shell construction when more than one building per permit \$392.00
- (Ord. 17923 § 39, 2014: Ord. 17453 § 43, 2012: Ord. 15957 § 29, 2007: Ord. 14683 § 32, 2003: Ord. 13332 § 53, 1998).

**27.10.550 Preissuance construction authorization (PICA) inspections.** A fee of one thousand three hundred seventy-three dollars shall be charged for processing and review of preissuance construction authorization. Building and site inspections shall be charged the regular fees adopted by this title. (Ord. 17923 § 40, 2014: Ord. 17682 § 45, 2013: Ord. 17453 § 44, 2012: Ord. 16959 § 45, 2010: Ord. 14683 § 51, 2003: Ord. 14683 § 33, 2003: Ord. 13332 § 54, 1998).

**27.10.560 Address or road name changes requests - no site visit.** Requests for address or road name changes where no site visit is required shall be charged seventy-eight dollars per parcel, plus seventy-eight dollars per address, affected by the requested change. (Ord. 17923 § 41, 2014: Ord. 17682 § 46, 2013).

**27.10.570 Processing, monitoring, extending and administering the default of financial guarantees.** Fees shall be charged as follows for processing, monitoring, extending and administering the default of financial guarantees:

- A. Standard monitoring of maintenance and defect guarantees for completed installation
    - 1. department of permitting and environmental review administration \$1,880.00
    - 2. Inspection of stormwater facilities - small \$3,563.00
    - 3. Inspection of stormwater facilities - medium \$4,335.00
    - 4. Inspection of stormwater facilities - large \$6,636.00
    - 5. Reinspection of stormwater facilities, each \$668.00
    - 6. Inspection of road improvements - small \$3,563.00
    - 7. Inspection of road improvements - medium \$4,335.00
    - 8. Inspection of road improvements - large \$6,636.00
    - 9. Reinspection of road improvements, each \$668.00
    - 10. Inspection of critical area mitigation, landscaping, street or significant trees, per year required \$441.00
    - 11. Reinspection of critical area mitigation, landscaping, street or significant trees, each \$441.00
  - B. Extended monitoring of maintenance and defect guarantees - additional year
    - 1. Inspection of stormwater facilities \$1,708.00
    - 2. Inspection of road improvements \$1,708.00
    - 3. Department of permitting and environmental review administration \$940.00
  - C. Administering default of financial guarantees - annual fee
    - 1. Department of permitting and environmental review \$2,256.00
    - 2. Department of transportation \$3,838.00
    - 3. Department of natural resources and parks \$3,838.00
- (Ord. 17923 § 42, 2014: Ord. 17682 § 47, 2013).

**27.10.580 Permit processing, clerical services, and contractor certification.** Fees shall be charged for permit processing, clerical services, and contractor certification as follows:

- A. A fee of seventy-five dollars shall be charged for reissuing a public notice.
- B. The department may charge fees for clerical services unrelated to permits including, but not limited to, making copies, scanning documents, notarizing documents, gathering, preparing and publishing special request reports and providing publications. The fees shall be the actual cost to the department and shall be collected at the time services are requested. The department shall publish a schedule of these fees on the internet and in the public areas of its offices.

C. The fee for annual certification of a tank removal contractor is one hundred ninety-six dollars. (Ord. 17923 § 43, 2014: Ord. 17682 § 48, 2013).

#### **27.44 SCHOOL IMPACT FEES**

##### **Sections:**

27.44.010 School impact fees.

##### **27.44.010 School impact fees.**

A. The following school impact fees shall be assessed for the indicated types of development:

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTIFAMILY per dwelling unit
Auburn, No. 408	\$4,137	\$3,518
Enumclaw, No. 216	5,625	3,125
Federal Way, No. 210	5,171	1,834
Fife, No. 417	2,640	5,664
Highline, No. 401	7,395	3,721
Issaquah, No. 411	4,560	1,458
Kent, No. 415	5,486	3,378
Lake Washington, No. 414	9,6323	745
Northshore, No. 417	0	0
Renton, No. 403	5,541	1,360
Riverview, No. 407	4,703	2,687
Snoqualmie Valley No. 410	8,325	4,273
Tahoma, No. 409	6,783	3,189

B. The county's costs of administering the school impact fee program shall be thirteen dollars per dwelling unit and shall be paid by the applicant to the county as part of the development application fee.

C. The school impact fees established in subsection A. of this section take effect January 1, 2015. (Ord. 17918 § 14, 2014: Ord. 17685 § 15, 2013: Ord. 17462 § 15, 2012: Ord. 17220 § 14, 2011: Ord. 16963 § 13, 2010: Ord. 16698 § 12, 2009: Ord. 16311 § 13, 2008: Ord. 15965 § 12, 2007: Ord. 15636 § 11, 2006: Ord. 15331 § 10, 2005: Ord. 15076 § 11, 2004: Ord. 14802 § 12, 2003: Ord. 14525 § 13, 2002: Ord. 14258 § 13, 2001: Ord. 14009 § 13, 2000: Ord. 13686 § 1, 1999: Ord. 13673 § 14, 1999: Ord. 13338 § 14, 1998: Ord. 12928 § 13, 1997: Ord. 12532 § 13, 1996: Ord. 12063 § 12, 1995: Ord. 11569 § 11, 1994: Ord. 11148 § 3, 1993: Ord. 11037 § 6, 1993: Ord. 10982 § 3, 1993: Ord. 10790 § 3, 1993: Ord. 10722 § 4, 1993: Ord. 10633 § 3, 1992: Ord. 10472 § 3, 1992: Ord. 10470 § 3, 1992: Ord. 10162 § 20, 1991: Ord. 10122 § 2, 1991).

#### **27.50 APPEALS - PROJECT MANAGEMENT PROGRAM PERMIT FEE ESTIMATES**

##### **Sections:**

- 27.50.010 Necessary conditions.
- 27.50.020 Fee estimate dispute - procedure - appeal.
- 27.50.030 Fee estimate or estimate revision appeal - procedure - burden - decisions.
- 27.50.040 Notice of completion or permit issuance.
- 27.50.050 Permit billing fees - appeal.

- 27.50.060 Project managed permit or approval - appeal - combined notice and statement of appeal - fee waiver request - procedure - notice - decisions.
- 27.50.070 Non-project managed permit or approval - appeal - fee waiver request - procedure - notice - decisions.
- 27.50.080 Permit billing fees appeal - procedure - burden - decisions.
- 27.50.090 Limitations on appeal - subject matter.

**27.50.010 Necessary conditions.** A permit applicant may appeal to the hearing examiner permit fee estimates, including estimate revisions, issued by the department under the project management program only if:

A. The department required the applicant to pay in advance all or a portion of the fee estimate; and

B. The applicant had first filed a fee estimate dispute with the director, who denied all or a portion of the applicant's request. (Ord. 16026 § 10, 2008).

**27.50.020 Fee estimate dispute - procedure - appeal.** An applicant disputing a fee estimate must do so in writing filed with the department not later than seventeen days after the date that the department mailed the fee estimate letter or estimate revision to the applicant. Within fourteen days after the applicant files the fee estimate dispute with the department, the department shall mail the director's decision on the fee estimate dispute to the applicant. The director's decision shall be final unless the applicant then files a written combined notice and statement of appeal with the director, together with the required appeal fee, not later than seventeen days after the department mailed the director's decision to the applicant. The applicant may only appeal an adverse decision, in which the director has denied all or a portion of the applicant's dispute. The department shall forward a copy of the combined notice and statement of appeal to the hearing examiner. The department shall also preserve the record, and comply with the appeal provisions in K.C.C. 20.24.090.D. (Ord. 16026 § 11, 2008).

**27.50.030 Fees estimate or estimate revision appeal - procedure - burden - decisions.** The examiner shall conduct a closed record hearing on the appeal of a fee estimate or estimate revision. The burden is on the applicant to demonstrate that the fee estimate or estimate revision is unreasonable. The examiner shall affirm the decision of the director unless the examiner determines that the director's decision was unreasonable. Upon determining that a decision of the director was unreasonable, the examiner shall modify the fee estimate, order the department to modify the fee estimate in accordance with the examiner's ruling, or provide such other relief as reasonably necessary. The examiner's decision is final. If the examiner determines that the applicant is the substantial prevailing party, the department shall refund the appeal fee. (Ord. 16026 § 12, 2008).

**27.50.040 Notice of completion or permit issuance.** Except where the department imposed no permit fee, the department shall provide the applicant, either in person or by United States mail, with a written notice of completion or permit issuance document when it has completed all necessary work on any building or land use permit or approval. The notice of completion or permit issuance document shall inform the applicant of the right to appeal permit billings under this chapter and shall provide notice of the appeal deadlines established in this chapter. (Ord. 16026 § 13, 2008).

**27.50.050 Permit billing fees - appeal.** An applicant may appeal to the hearing examiner permit fee billings issued by the department. On project managed permits and approvals, the applicant may only appeal after the department has provided a notice of completion or permit issuance document. On non-project managed permits and approvals, the applicant may only appeal after the department has issued an adverse decision by the director on a fee waiver request under K.C.C. 27.02.040 and has provided a notice of completion or permit issuance document. The applicant may not challenge a permit fee estimate or estimate revision in any appeal provided for by this section. (Ord. 16959 § 46, 2010: Ord. 16959 § 46, 2010: Ord. 16026 § 14, 2008).

**27.50.060 Project managed permit or approval - appeal - combined notice and statement of appeal - fee - procedure - notice - decisions.**

A. An applicant appealing any billing on a project managed permit or approval must file a written combined notice and statement of appeal with the director, together with the required appeal fee not later than twenty-one days after the date the department issues the written notice of completion or permit issuance document to the applicant. The department shall forward the combined notice and statement of appeal to the hearing examiner. The department shall also preserve the record, and comply with the appeal provisions outlined in K.C.C. 20.24.090.D.

B. The director shall respond to the combined notice and statement of appeal filed under this section within twenty-one days after the combined notice and statement is filed with the department. The director shall determine whether to grant, partially grant, or deny the billing appeal. The department shall mail the director's decision to the applicant and the examiner. If the director grants the appeal of the billing, the examiner shall dismiss the appeal and the department shall refund the applicant's appeal fee. If the director partially grants or denies the applicant's billing appeal request, the examiner shall conduct an open record hearing, and affirm, modify or reverse the decision of the director. (Ord. 16026 § 15, 2008).

**27.50.070 Non-project managed permit or approval - appeal - fee waiver request - procedure - notice - decisions.**

A. Before appealing any billing on a non-project managed permit or approval, an applicant must first file a fee waiver request as provided in K.C.C. 27.02.040, no later than twenty-one calendar days after the department issues the notice of completion or permit issuance document. Within fourteen days after the applicant files the fee waiver request with the department, the department shall mail the director's decision on the fee waiver request to the applicant.

B. The director's fee waiver decision is final unless the applicant then files with the director a combined written notice and statement of appeal of the billing, together with the required appeal fee, within twenty-one calendar days after the later of the date the department issues the notice of completion or permit issuance document or the date the department mails the fee waiver response. The department shall forward the combined notice and statement of appeal to the hearing examiner. The department shall also preserve the record. The examiner shall conduct an open record hearing, and affirm, modify or reverse the decision of the director. (Ord. 16959 § 47, 2010: Ord. 16026 § 16, 2008).

**27.50.080 Permit billing fees appeal - procedure - burden - decisions.** In an appeal of department billings under sections K.C.C. 27.50.050, 27.50.060 and 27.50.070, the burden is on the applicant to prove that the particular billing or fee was unreasonable or inconsistent with this title. If the applicant fails to meet that burden, the examiner shall affirm the decision of the director. If the examiner determines that a

particular billing or fee was unreasonable or inconsistent with the provisions of this title, the examiner shall modify the fee or billing, order the department to modify the fee or billing in accordance with the examiner's ruling, or provide such other relief as reasonably necessary. If the examiner determines that the applicant is the substantial prevailing party, the department shall refund the appeal fee. The examiner's decision is final. (Ord. 16026 § 17, 2008).

**27.50.090 Limitations on appeals - subject matter.** In an appeal under this chapter, the applicant may only challenge the department's application of the development permit fees provided for in this title to the applicant's permit and approval. The applicant may not challenge in an appeal under this chapter the development permit fees as adopted by the council and codified in this title, or any other King County Code requirement, including any land use provision. (Ord. 16026 § 18, 2008).